

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Oroville	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Policy 1.1 Encourage Home Ownership	Action 1.1.1: Provide homebuyer and first-time homebuyer assistance up to \$100,000 or 45% of the purchase price of the home; whichever is less. The maximum purchase price allowed is \$200,000; for each qualified household, with a goal of assisting five units per year. However, these terms are subject to change with program guideline chnages and a city council action item.	Application to be made annually, subject to the State application cycle.	The City was awarded HOME funding in 2019 in the amount of \$1,000,000. City applied for and we have heard was awarded \$1,000,000 of 2020 CDBG NOFA, no award letter has been received nor standard agreement executed. City applied for \$1,650,000 for Mortgage Assistance in the 2019 CalHOME NOFA and was NOT funded.
Policy 1.2 Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.	Action 1.2.1: Continue to work with the Butte County Homeless Coalition Continuum of Care Coalition to reduce the number of homeless individuals in the area.	Throughout the planning period.	City Council has a member and alternate member on the Butte County CoC which meets at a minimum monthly to further CoC objectives that are then brought back to the city council and city staff to consider.

<p>Policy 1.2 Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.</p>	<p>Action 1.2.2: Ensure that City zoning regulations for emergency shelters, transitional and supportive housing, and Single Room Occupancy (SRO) housing facilitate these uses consistent with state law, and provide assistance with grant applications for the development of new facilities to serve the homeless.</p>	<p>Continue to assist sponsors with applications for special needs housing on a project-by-project basis throughout the planning period.</p>	<p>On May 6, 2014, the City Council adopted Ordinance No. 1804 to amend the City's Zoning Code for fulfilling objects as specified in the 2009-2014 Housing Element of the General Plan. The ordinance included regulations for emergency shelters, transitional and supportive housing, and SRO's to ensure consistency with state law. Additionally, the City has a temporary ordinance allowing RVs and mobile homes on residential lots to alleviate the acute housing shortage caused by the Paradise Camp Fire and now the Bear Fire.</p>
<p>Policy 1.2 Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.</p>	<p>Action 1.2.3: Maintain and publicize a comprehensive listing of housing developments that serve low-income households, persons with disabilities, and other special needs populations.</p>	<p>The City provides updated lists to public entities and special service organizations annually and as requested. Additionally, the list is updated and posted on the City's website and shared with the Butte County Housing Authority as changes occur.</p>	<p>There is an updated list of affordable housing projects on the City's website under Services/Housing Development/Affordable Housing in Oroville.</p>
<p>Policy 1.3: Continue to facilitate the provision for housing for persons with disabilities and for persons with limited or restricted mobility to enhance accessibility and mobility</p>	<p>Action 1.3.1: In accordance with the requirements of SB 520, the City will continue to allow for administrative approval of exceptions in land use regulations to provide reasonable accommodations for housing for persons with disabilities.</p>	<p>Continue to process requests for reasonable accommodation expeditiously throughout the planning period.</p>	<p>Ordinance No. 1804 also created an administrative mechanism for a disabled person to file a request for reasonable accommodation to make specific housing available to one or more individuals protected under the Fair Housing Laws.</p>
<p>Policy 1.4: Facilitate the production of farmworker housing in the City.</p>	<p>Action 1.4.1: Continue to ensure that local zoning, development standards, and permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6.</p>	<p>Throughout the planning period.</p>	<p>Ordinance No. 1804 also included provisions to allow farmworker and migrant housing consistent with Health and Safety Code Section 17021.6.</p>

<p>Policy 2.1: Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.</p>	<p>Action 2.1.1: Continue to monitor the development review process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multi-family and housing affordable to low- and moderate- income households. If the City's review and approval processes are found to unreasonably constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible.</p>	<p>Annual review as part of the Housing Element Annual Report.</p>	<p>The City offers concurrent processing to streamline the development process and the zoning ordinance provides development incentives for low income housing including fast-track processing and density bonuses. Pre-application / development review meetings help to minimize processing times by bringing all applicable agencies/City departments to one meeting to discuss a project, giving developers all information upfront to ensure a successful project completion.</p>
<p>Policy 2.1: Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.</p>	<p>Action 2.1.2: Track Housing Element implementation progress as part of the annual housing report submitted to the State Department of Housing and Community Development (HCD).</p>	<p>Submit update annually in accordance with state law.</p>	<p>In compliance.</p>
<p>Policy 2.1: Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.</p>	<p>Action 2.1.3: Periodically survey development application, plan check and inspection fees, impact fees and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonably related to the cost of services provided.</p>	<p>Fee surveys every two years.</p>	<p>On April 21, 2015 the City Council adopted Resolution No. 8353 updating its development impact fees in accordance with the findings of the City of Oroville Development Impact Fee Report completed by Willdan Financial Services on April 16, 2015. On June 7, 2016, the City Council updated the Community Development Department's portion of the City's Master Fee Schedule to adjust for inflation using the annual percentage change in Consumer Price Index. The development impact fees are currently in the process of being updated, and the City's Master Fee Schedule was last updated on June 7, 2020. The City Council adopted Ordinance No. 1843 on June 2, 2020 establishing a fee deferral program.</p>

<p>Policy 3.1: Ensure that the City's inventory of residentially-zoned land is sufficient to accommodate development for all housing types and income levels commensurate with growth needs and the the Regional Housing Needs Assessment (RHNA).</p>	<p>Action 3.1.1: Perform regular updates to the City's GIS system to track development and maintain an accurate list of vacant residential land in the City.</p>	<p>Annual updates</p>	<p>The City regularly maintains a list of vacant lands that are shared with the development community and updated by GIS Staff.</p>
<p>Policy 3.1: Ensure that the City's inventory of residentially-zoned land is sufficient to accommodate development for all housing types and income levels commensurate with growth needs and the the Regional Housing Needs Assessment (RHNA).</p>	<p>Action 3.1.2: Continue to implement the no net loss provisions of AB 2292 to ensure the availability of adequate sites to accommodate the City's share of regional housing needs throughout the planning period.</p>	<p>Ongoing throughout the planning period.</p>	<p>On March 15, 2015, the City Council adopted an update to the City's zoning code and map which rezones many properties to coincide with the General Plan land use designations approved by the City in 2009. Many properties previously zoned for strictly commercial purposes now permit multi-family, high-density residential development.</p>
<p>Policy 3.1: Ensure that the City's inventory of residentially-zoned land is sufficient to accommodate development for all housing types and income levels commensurate with growth needs and the the Regional Housing Needs Assessment (RHNA).</p>	<p>Action 3.1.3: Coordinate an annual workshop with the Oroville Economic Development Corporation and its members to identify the housing needs of employees in the community in order to ensure that the City's land use plans support development of housing suitable for the local workforce as part of the City's overall economic development program.</p>	<p>Annual workshops throughout the planning period.</p>	<p>The City attended this year but was not a sponsor.</p>

<p>Policy 3.2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in seeking federal and state financing for affordable housing, including units affordable to extremely low income households and supportive housing for persons with developmental disabilities.</p>	<p>Action 3.2.1: The City will actively work with interested developers to identify sources of funding and provide technical assistance in seeking funding for the construction of new affordable multi-family housing, including units for large family households, extremely-low-income households, and persons with developmental disabilities. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multifamily Housing Program; and low-income housing tax credits (LIHTC). The City shall also assist by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.</p>	<p>Monitor grant funding opportunities annually, provide assistance to affordable housing developers upon request, and continue to notify developers of funding opportunities as they arise throughout the planning period.</p>	<p>The City was awarded HOME funding for the development of the Sierra Heights Project for seniors. This project is currently under construction and should receive a certification of occupancy in march 2021. There will be 42 units for extremely low income seniors. Additionally, the City is applied for 2019 AHSC grant funding in the approximate amount of \$17,000,000 to build an affordable family project on Table Mountain and Nelson, this project was NOT funded. The City is also working with the Veteran Housing Development Corporation to develop a supportive housing, multifamily project for low-income, 60% and below AMI Veterans. Also, the City has donated land to the Veterans Housing Development Corporation in order for them to build 12 townhomes to sell to income qualified Veterans along with 7 single family homes that the Veterans Development Corp will rehab and sell to income qualified veterans all under 80% AMI. City worked with developers, who applied and were awarded tax credits for 5 affordable, multi-family projects. This will bring 312 low-very low income units to Oroville over the next two years.</p>
<p>Policy 4.1: Protect existing residential neighborhoods from deterioration and encroachment of incompatible or potentially disruptive land uses and/or activities.</p>	<p>Action 4.1.1: Seek code enforcement grants to augment current code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Utilize neighborhood resources, including neighborhood groups to supplement City code enforcement activities. Where possible, link code enforcement activities to available funding for improvements and correction of violations.</p>	<p>Throughout the planning period.</p>	<p>The City of Oroville included \$279,000 in funding for Code Enforcement in its 2017 CDBG Grant and will continue to look for additional grant funding. Additionally, the City had developed a task force that will combine Municipal Law Enforcement Officers, Code Enforcement officers and staff from Parks and Trees that will be proactive in identifying code related issues, citing and enforcement codes. City was awarded CalOES funds to assist with the hiring of additional code enforcement officers.</p>

<p>Policy 4.2: Ensure adequate public facilities to support the development of housing.</p>	<p>Action 4.2.1: Install an upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure-deficient neighborhoods.</p>	<p>Continuous and ongoing throughout the planning period.</p>	<p>The City is continually evaluating public facilities to ensure they are not declining or deteriorating. Major infrastructure improvements to sewer, storm water, and roads are based on condition, demands, and future needs. Impact fees are used to make the infrastructure investments to support growth, infill, and desiccation. The City and SCOR, the sewer treatment facility for the area, has been looking for grant funding to prepare for an expansion in order to keep up with the growth in the City since the Camp Fire and well as to run more efficiently.</p>
<p>Policy 4.3: Facilitate housing rehabilitation and stabilize existing neighborhoods, particularly those with high foreclosure and vacancy rates.</p>	<p>Action 4.3.1: To the extent funding is available, purchase abandoned homes, and provide rehabilitation assistance to improve deteriorated neighborhoods.</p>	<p>Annual grant applications.</p>	<p>Since the RDA has dissolved, the City does not have funding to proactively purchase abandoned homes to rehabilitate but is certainly looking for situations where there may be funds to cure properties in foreclosure and/or to receive via Deed in Lieu, that make sense financially. In circumstances where it is financially feasible, the City will foreclose on properties that are in default to take back to either sell at market rate or rehab and sell to low income. The housing stock that the city has accumulated by Foreclosure have been approved for transfer to the Veterans Housing Development Corp in order for them to sell to low and extremely low income veterans.</p>
<p>Policy 4.3: Facilitate housing rehabilitation and stabilize existing neighborhoods, particularly those with high foreclosure and vacancy rates.</p>	<p>Action 4.3.2: The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 5 units over the next planning period.</p>	<p>Continuous and ongoing.</p>	<p>The City has no current grant funding for this activity. The City expects to assist no more than 3 rehabilitations over the next planning period using CalHome Program Income</p>

<p>Policy 4.4: Encourage the preservation of the existing affordable housing stock in the City.</p>	<p>Action 4.4.1: Continue regular contact with the California Housing Partnership Corporation (CPHC). The City will continue to pursue State and Federal funding sources such as the HOME, CDBG, and multi-family housing program (MHP) to assist the preservation of at-risk units. The City shall maintain dialogue with developers and on-site managers and shall continue to be a source of information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay.</p>	<p>Throughout the planning period.</p>	<p>This program will be continued as funding becomes available.</p>
--	--	---	--

<p>Policy 5.1: Support the intent and spirit of equal housing opportunity and the Fair Housing Act.</p>	<p>Action 5.1.1: Require that all recipients of locally administered housing assistance funds acknowledge their responsibilities under fair housing law and affirm their commitment to the law. Coordinate and host regular workshops as a supplement to a tenant/landlord education program to provide managers, real estate professionals, and tenants about fair housing laws, race and disability discrimination, and familial status protections. Publicize fair housing and dispute resolution information through flyers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, management offices of housing complexes, and on the City's website.</p>	<p>The City will engage in continuous and long term monitoring of properties in receipt of locally administered housing funds to ensure compliance; annual workshops.</p>	<p>This program is continuous and ongoing. City staff has attended updated fair housing training.</p>
<p>No Name</p>	<p>Action 5.1.2: The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.</p>	<p>Public noticing campaign with materials updated annually.</p>	<p>The City currently has information materials for available senior housing options. The City works with Butte County Housing Authority, Community Action Agency, and other special interest groups to update the information annually. This program is continued.</p>
<p>Policy 6.1: Encourage residential energy conservation through required compliance with current building codes and incentives for voluntary conservation efforts.</p>	<p>Action 6.1.1: The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.</p>	<p>Throughout the planning period.</p>	<p>This remains a requirement enforced by the City's Building Department.</p>

